

PLAZA
DEL SOL

EVELYN AVE

FRANCES ST

WASHINGTON AVE

SUNNYVALE AVE

MATURE TREES

- High branching
- Cast ample shade
- Desirable dappled sun effect
- Seasonal leaf color variation

CONTAINER PLANTERS

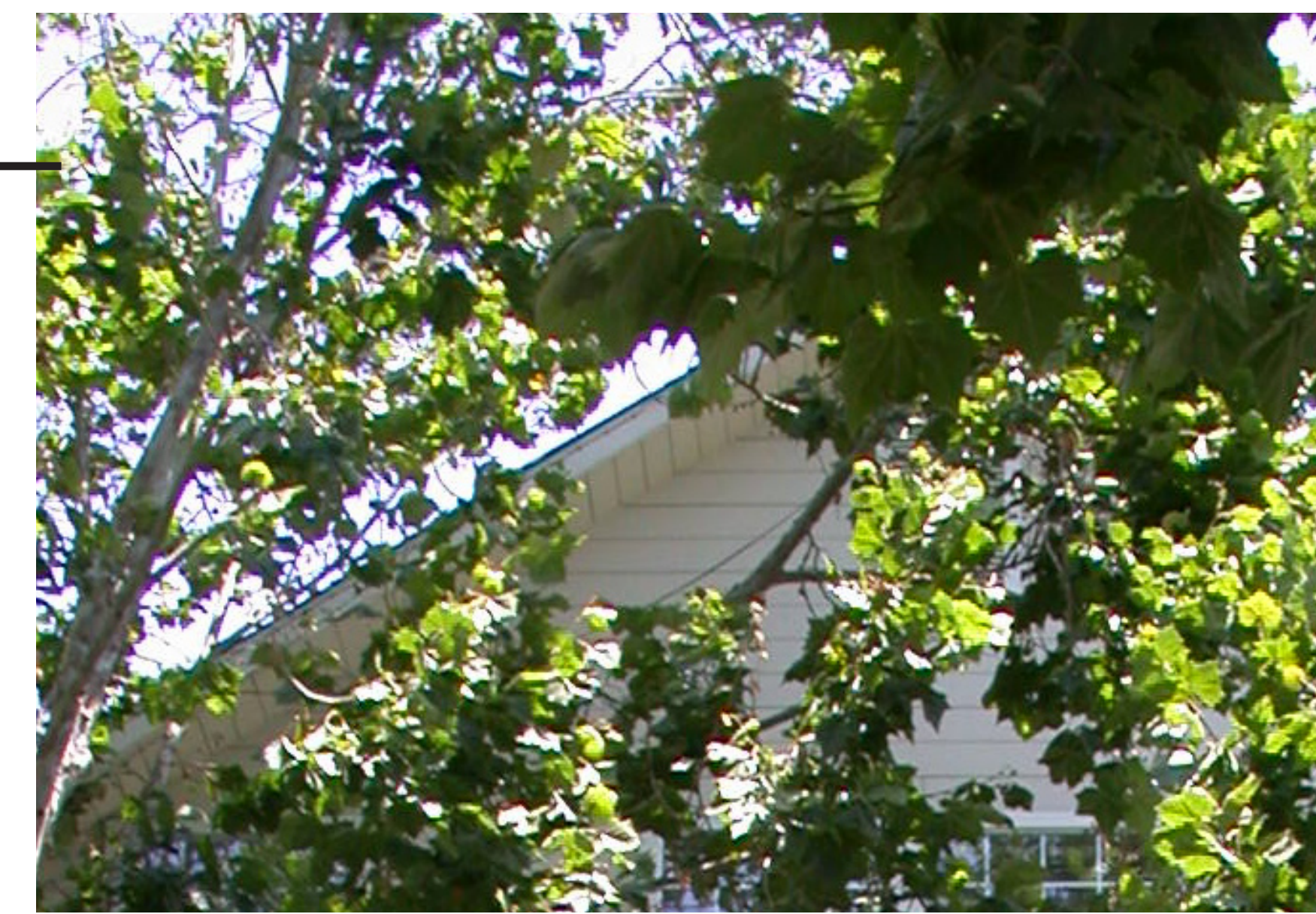
- Dilapidated
- Outdated
- Lacking historic character

VARIETY OF BUSINESSES

- Relative high number of locally-owned businesses
- Unique historic downtown character
- Diversity in services

BACKYARD STOREFRONTS

- Lacking character of Murphy Ave. frontages
- Potential for secondary streetscapes and business entrances
- Opportunity for enhanced Historic District



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CHARACTER & IDENTITY

MURPHY AVENUE STREETSCAPE REVITALIZATION

ROYSTON HANAMOTO ALLEY & ABEY
LANDSCAPE ARCHITECTS AND PLANNERS